



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Tuesday, July 3, 2012

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Present
LOUISE BOUCHER – Present
MICHAEL DRURY – Present
WILLIAM LA VOIE – Absent
FERMINA MURRAY – Present
JUDY ORÍAS – Present
CRAIG SHALLANBERGER – Present at 2:04 p.m.
BARRY WINICK – Present at 1:35 p.m.

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

DALE FRANCISCO – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present at 1:40 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until
NICOLE HERNÁNDEZ, Urban Historian – Present
MICHAEL BERMAN, Project Planner/Environmental Analyst –
SUSAN GANTZ, Planning Technician – Absent
KATHLEEN ALLEN, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 1:33 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury, La Voie, Murray, Orías, Shallanberger, Sharpe, Suding, and Winick.

Staff present: Allen, Hernández and Feliciano.

GENERAL BUSINESS:

A. Public Comment.

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of June 20, 2012.

Motion: **Approval of the minutes of the Historic Landmarks Commission meeting of June 20, 2012, as submitted.**

Action: Boucher/Sharpe, 4/0/2. (Drury/Murray abstained. La Voie/Shallanberger/Winick absent.) Motion carried.

C. Consent Calendar.

Motion: **Ratify the Consent Calendar as reviewed by Donald Sharpe.**

Action: Drury/Boucher, 7/0/0. (La Voie/Shallanberger absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Allen made the following announcements:

- a) Commissioner Shallanberger would be stepping down from Item 1 at 101 State Street; and Chair Suding would be stepping down from Item 2 at 101 E Cabrillo Blvd.
- b) Commissioner La Voie would be absent from today's meeting.
- c) A draft City Climate Action Plan has been issued for a public review period through August 6th and the City invites public comment. HLC comments on the draft are welcome. A hard copy of the document can be provided by the Planning Division upon request.
- d) The HLC Designations Subcommittee will take place on July 18.

2. Heather Baker, Project Planner, announced that the draft of the Historic Resources Element document has been distributed for review by the Historic Landmarks Commission and the Planning Commission. A discussion will be held at the July 18 HLC meeting and the July 26 Planning Commission meeting.

3. Michael Berman, Environmental Analyst, announced that on July 17 City Council will hold a hearing regarding the Mason Street Bridge Replacement Project. Commissioner Sharpe agreed to represent the HLC at that meeting.

4. Chair Suding announced that he and staff met with members of the Santa Barbara Museum of Natural History Design Team. The Commission agreed to hold a Concept Review presentation in a discussion format.

E. Subcommittee Reports.

No Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 101 STATE ST/16 W MASON ST**

HRC-2/SD-3 Zone

(1:45) Assessor's Parcel Number: 033-075-006
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 20,867 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 10,466 square feet. Planning Commission review is requested for zoning modifications, development plan approval, a transfer of existing development rights and a Coastal Development Permit.)

(Review of a Phase I Archaeological Resources Report prepared by David Stone with Dudek.)

Actual time: 1:45

Staff comments: Kathleen Allen, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations, specifically the recommendation that an archaeologist monitor ground disturbance during construction.

First

Motion: To accept the report with the comment that the report preparer shall elaborate on the reasoning that the trash disposal site is not a contributing factor.

Action: Sharpe/Drury, 6/0/1. Motion carried. (Orías abstained. La Voie/Shallanberger absent.)

Reopened: 1:58

Second

Motion: Reopen item for further comments.

Action: Orías/Suding, 7/0/0. Motion carried. (La Voie/Shallanberger absent.)

Substitute

Motion: To accept the report with the comment that the report preparer shall elaborate on:

1. The reasoning that the trash disposal site is not an important factor.
2. The creek stability and the accuracy of the creek bed location.
3. The possibility of oil contamination on the site and extent of potential impacts.

Action: Orías/Suding, 6/0/1. Motion carried. (La Voie/Shallanberger absent.)

FINAL REVIEW**2. 101 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(1:50) Assessor's Parcel Number: 033-113-004
Application Number: MST2010-00135
Owner: Anthony Schrillo Trust
Designer: Skyline Construction
Landscape Architect: Suding Design Landscape Architects
Business Name: Santa Barbara FisHouse

(Proposal for exterior alterations including the removal of 416 square feet of an existing planter on the west (Anacapa Street) elevation and construction of a new 345 square foot dining patio. Also proposed is the reconfiguration of the parking lot to increase parking by three spaces, outdoor dining furniture, a new entry door, four new windows, and a new trash enclosure. A zoning modification has been approved to allow the seating area, door, windows, and parking space in the front yard setback.)

(Final Approval of the project is requested. Requires compliance with Staff Hearing officer Resolution No. 015-12. Project was last reviewed on June 20, 2012.)

Actual time: 1:50

Present: Philip Suding, Landscape Architect
Skye McGinnes, Contractor

Public comment opened at 1:54 p.m. and, with no one wishing to speak, it was closed.

Motion: Final Approval as presented.

Action: Murray/Drury, 6/0/0. Motion carried. (Suding stepped down. La Voie/Shallanberger absent.)

Item 1 was reopened at 1:58 p.m.

FINAL REVIEW**3. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(2:10) Assessor's Parcel Number: 029-110-027
Application Number: MST2012-00180
Owner: Ernest Brooks II Trust
Applicant: Peikert Group Architects
Business Name: Santa Barbara Middle School

(Proposal for a minor addition and exterior alterations in the basketball court area and rear parking lot including the following: removal of existing portable storage, construction of a new 438 square foot storage building with clay tile roof and 8' tall wood fence enclosure, a 14' tall sound barrier wall on the east side of the basketball court, and a 6-10' tall fence around two sides of the court. Also proposed is to restripe a small section of the parking lot, reducing the number of parking spaces from 115 to 109, which still meets the parking requirement of 109 spaces. New light fixtures, planters, and landscaping will complete the project. This is on the **City's List of Potential Historic Resources: "Jefferson Campus."**)

(Final Approval of the project is requested. Project was last reviewed on June 20, 2012.)

Actual time: 2:01

Present: Lisa Plowman and Scott Hopkins, Peikert Group Architects
Lilli Doner, SBMS Staff Member
David Black, Landscape Architect

Ms. Doner reviewed the applicant efforts to work with the neighbors to address and resolve concerns.

Public comment opened at 2:07 p.m.

Paul Welterlen, adjacent neighbor, commented on the perimeter landscaping, and the frontage on APS and its landscape buffer.

Barbara Kellner, adjacent neighbor, commented on the landscape screening and the need for the project's contribution to the beautification of the neighborhood.

Public comment closed at 2:16 p.m.

Motion: Final Approval with the following comments:

1. The concealment of the electrical service equipment and exposed conduits will be reviewed under a separate application.
2. It was suggested that the applicant continue working with the neighbors to improve the landscaping along Alameda Padre Serra with one that is consistent with the Fire Department's *High Fire Hazard Area Landscape Guidelines*.

Action: Drury/Sharpe, 7/0/1. Motion carried. (La Voie absent.)

The ten-day appeal period was announced.

HISTORIC STRUCTURES REPORT**4. 101 W MONTECITO ST**

P-R/SD-3 Zone

(2:40) Assessor's Parcel Number: 033-010-008
Application Number: MST2012-00023
Owner: City of Santa Barbara
Applicant: Malinda Reese, City Project Engineer
Engineer: Matt Griffin, County Public Works

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

(Review of Historic Structures Report prepared by Applied Earth Works, Inc.)

Actual time: 2:40

Present: David Black, Landscape Architect

Staff comments: Michael Berman, Environmental Analyst, commented that staff reviewed the report and found it to be consistent with the Master Environmental Assessment. Nicole Hernández, Urban Historian, added that Staff agreed with the report's conclusions and recommendation. Staff recommended that the Canary Island Palm be replaced with a new tree in the new proposed location due to the arborist's conclusion that the tree only has a 10% chance of survival if relocated.

Motion: To accept the report as presented.

Action: Drury/Boucher, 8/0/0. Motion carried. (La Voie absent.)

FINAL APPROVAL**5. 101 W MONTECITO ST**

P-R/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-010-008
Application Number: MST2012-00023
Owner: City of Santa Barbara
Applicant: Malinda Reese, City Project Engineer
Engineer: Matt Griffin, County Public Works

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

(Project Design & Final Approval of the project is requested. Project was last reviewed on February 1, 2012.)

Actual time: 2:48

Present: John Ilasin, City Project Engineer
David Black, Landscape Architect

Mr. Ilasin requested a project design approval, rather than a final approval.

Public comment opened at 3:01 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued indefinitely with the following comments:

1. The project is generally acceptable.
2. The proposed replacement of the historic Canary Island Palm tree is acceptable. The new tree should have a 20 to 25 inch diameter trunk.
3. The parking lot needs the missing palm tree to create a better breakup between the long line of parking stalls.
4. Express the head wall structure on the plans.
5. The furnishings should be one theme and draw inspiration from the train station or other areas within El Pueblo Viejo Landmark District.
6. With the removal of trees, the landscaping on Montecito Street should be enhanced as much as possible to preserve the historic atmosphere of the area.
7. The Moreton Bay Fig Tree may not be the best location for the bike rack.
8. The proposed sign is unacceptable and does not fit in with the Sign Review Guidelines.

Action: Boucher/Winick, 8/0/0. Motion carried. (La Voie opposed.)

CONSENT CALENDAR (11:00)

NEW ITEM

A. 12 E FIGUEROA ST

C-2 Zone

Assessor's Parcel Number: 039-282-029
Application Number: MST2012-00249
Owner: Sanders Family I, LLC
Architect: Murray Duncan

(Proposal for an interior remodel and minor facade alterations to the existing 6,600 square foot commercial tenant space occupied by the Bank of Santa Barbara. The proposed exterior alterations include removing a glass panel storefront, adding a new ATM, adding a new drop box, and infilling the remaining area with plaster finish over a new CMU wall to match the existing; and replacing a glass storefront panel with new and adding a pair of new glass storefront entry doors.)

(Action may be taken if sufficient information is provided.)

Project Design and Final Approvals with the following conditions as noted on plans:

1. Proposed double doors shall match the style of the existing doors.
2. Eliminate the window above the drop box and fill in with wall to match the existing color.
3. The metal around the drop box ATM shall be powder coated.

NEW ITEM

B. 118 E CARRILLO ST

C-2 Zone

Assessor's Parcel Number: 029-291-002

Application Number: MST2012-00252

Owner: Friedrich Enterprises, LP

(Proposal to replace eight existing windows, three pairs of double doors, and one single door for an existing commercial building.)

(Action may be taken if sufficient information is provided.)

Project Design and Final Approvals as submitted.

**** MEETING ADJOURNED AT 3:35 P.M. ****